

SNAPSHOT of HOME Program Performance--As of 06/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Essex County Consortium**

State: **NJ**

PJ's Total HOME Allocation Received: **\$24,757,388**

PJ's Size Grouping*: **B**

PJ Since (FY): **1992**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*	
					Group	B Overall
			PJs in State:	27		
Program Progress:						
% of Funds Committed	82.48 %	93.03 %	27	93.55 %	2	5
% of Funds Disbursed	73.41 %	84.16 %	26	86.03 %	3	6
Leveraging Ratio for Rental Activities	4.58	5.06	1	4.83	100	100
% of Completed Rental Disbursements to All Rental Commitments***	91.32 %	79.95 %	16	81.34 %	48	41
% of Completed CHDO Disbursements to All CHDO Reservations***	74.11 %	63.81 %	11	70.65 %	50	49
Low-Income Benefit:						
% of 0-50% AMI Renters to All Renters	91.04 %	83.41 %	7	81.57 %	77	72
% of 0-30% AMI Renters to All Renters***	76.07 %	44.82 %	4	45.66 %	94	91
Lease-Up:						
% of Occupied Rental Units to All Completed Rental Units***	95.72 %	96.39 %	19	96.25 %	27	30
Overall Ranking:			In State:	6 / 27	Nationally:	81 81
HOME Cost Per Unit and Number of Completed Units:						
Rental Unit	\$14,199	\$27,871		\$27,146	748 Units	83.20 %
Homebuyer Unit	\$22,977	\$17,225		\$15,140	135 Units	15.00 %
Homeowner-Rehab Unit	\$41,030	\$15,766		\$20,860	16 Units	1.80 %
TBRA Unit	\$0	\$7,998		\$3,210	0 Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Essex County Consortium NJ

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$68,454	\$128,978	\$42,576
State:*	\$107,939	\$97,306	\$17,523
National:**	\$97,127	\$76,352	\$23,684

CHDO Operating Expenses:
(% of allocation)

PJ:	1.3 %
National Avg:	1.2 %

R.S. Means Cost Index: 1.13

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	46.7	12.9	25.0	0.0	Single/Non-Elderly:	36.9	31.9	18.8	0.0
Black/African American:	49.9	73.3	75.0	0.0	Elderly:	51.3	6.0	56.3	0.0
Asian:	0.7	0.0	0.0	0.0	Related/Single Parent:	7.1	42.2	25.0	0.0
American Indian/Alaska Native:	0.0	0.9	0.0	0.0	Related/Two Parent:	1.5	12.9	0.0	0.0
Native Hawaiian/Pacific Islander:	0.3	0.0	0.0	0.0	Other:	3.2	2.6	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	1.7	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.9	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	2.5	6.0	0.0	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	76.7	25.9	25.0	0.0	Section 8:	52.8	3.4 [#]		
2 Persons:	10.4	29.3	62.5	0.0	HOME TBRA:	1.3			
3 Persons:	2.5	21.6	6.3	0.0	Other:	26.9			
4 Persons:	2.2	8.6	6.3	0.0	No Assistance:	19.1			
5 Persons:	0.8	6.0	0.0	0.0					
6 Persons:	7.0	1.7	0.0	0.0					
7 Persons:	0.3	2.6	0.0	0.0					
8 or more Persons:	0.0	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			422	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Essex County Consortium

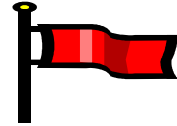
State: NJ

Group Rank: 81
 (Percentile)

State Rank: 6 / 27 PJs

Overall Rank: 81
 (Percentile)

Summary: 1 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 74.60%	91.32	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 52.28%	74.11	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	91.04	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.32%	95.72	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.030	3.99	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

